

Staff
Summary
Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 19
Meeting Date: 03/18/99
Doc. Name: 990318devsrh03
Supporting Documents: Yes

SUBJECT: SONIC DRIVE-IN #SGF-99.23

APPROVED BY: Randall Hurlburt, Development Services Director
Debra Fink, Senior Planner

BRIEF: This the first public hearing for Sonic Drive-In for a Third Amended General Plan of Development at 630 West Elliot.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **SONIC DRIVE-IN** (Elliot/Kyrene Commerical 37, L.L.C. property owner) for development of a fast food drive-in restaurant at 630 W. Elliot Road. The request consists of a 1,383 s.f. building which houses a kitchen and the restroom facilities with approximately 5,802 s.f. of parking canopies in three separate sections. The proposed restaurant is different from the standard fast food restaurant in that customers order while parked in vehicular spaces under a canopy and through a voice menu box. A car-hop then delivers the food to the customers. The applicant seeks the following approvals from the City of Tempe:

- a. **(SGF-99.23)** A 3rd Amended General Plan of Development for El Dorado Crossing consisting of 12,483 s.f. of total building area on 3.11 net acres and a Final Plan of Development for Parcel 3, for a Sonic Drive-In Restaurant, consisting of 1,383 s.f. of building area (with 5,802 s.f. of parking canopy area) on .77 net acres. **(Please see use permit and variance on page 4.)**

SUMMARY: The applicant is requesting an Amended General and Final Plan of Development for Parcel 3 of El Dorado Crossing. Sonic Drive-ins is requesting a use permit to construct a fast food drive-in restaurant next to the existing Arco AM/PM convenience store at the NWC of Kyrene and Elliot. Also requested is a variance to allow the restaurant's parking canopies to encroach into both side yard setbacks along the east and west property lines. The project received approvals from both the Planning Commission on 2/23 and the Design Review Board on 3/3. With conditions, staff supports the project, and to date, no public input has been received.

	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See Report
Planning Commission	Approval (Consent, 4-0 vote)	See Minutes
Design Review Board	Approval (Consent ,6-0 vote)	See Approval Letter
Public	None, to date	

HISTORY & FACTS:

1972. Tempe's General Plan indicated most of the land on both sides of Elliot west of the Western Canal as light industrial, including the subject site.
1978. Tempe's General Plan indicated most of the southwest corner of the City (bounded by the two branches of the Western Canal) as light industrial, including the subject parcel.
- September 9, 1982. City Council adopted Ordinance 991 annexing the subject site, along with approximately 80 acres on the west side of Kyrene to the north.
- March 17, 1983. Tempe's General Plan was amended by the Southwest Tempe Development Plan, which established a Growth Node bounded by the Western Canal, Elliot, Priest and the I-10 Freeway, within which the City hoped to locate a regional mall. High density residential, with a limit of 5,500 units, was encouraged in this area; this limit was justified by constraints on the City's sewer service capacity, which has since been removed by construction of the South Tempe Water Reclamation facility.
- May 17, 1985. Council rezoned 41 acres including the subject property from AG to IBD at the north west corner of Kyrene Road and Elliot Road.
- February 16, 1989. General Plan 2000 was adopted, showing Growth Node for most of the Southwest Overlay District west of Kyrene, including the subject parcel. This designation was not changed in the regular amendment that became effective in May, 1992, but the amendment modified language concerning the mix of uses in the Growth Node.
- October 13, 1994. City Council approved a General Plan 2000 amendment to reflect 18 acres of commercial along with PCC-1 zoning and a General Plan of Development for Canyon Springs Shopping center consisting of 150,300 s.f. on 17.5 acres at the NWC of Elliot and Kyrene.
- June 8, 1995. City Council approved the request by El Dorado Holdings, Inc. for a zoning change from PCC-1 and IBD to I-1 for 18.045 net acres, just north of the subject property.
- December 18, 1997. City Council adopted Tempe's General Plan 2020. The new General Plan designates the subject property as Commercial: Retail.
- February 26, 1998 City Council approved an Amended General Plan of Development for El Dorado Crossings, including the subject property subject to conditions.

April 14, 1998.

City Council approved an Amended General and Final Plan of Development for Parcel 4 which included an approval for a 3-story, 139 guestroom extended stay hotel, including a use permit to allow a residential hotel with kitchen facilities. The approval, was made subject to 13 conditions.

February 23, 1999.

Planning Commission, as part of their consent agenda (4-0 vote) approved the request of Sonic Drive-Ins for an Amended General Plan of Development for El Dorado Crossing and a Final Development Plan for Parcel 3, consisting of 1,383 s.f. restaurant building with a use permit and variance to allow the restaurant parking canopies to encroach into the side yard setbacks, subject to conditions.

March 3, 1999.

The Design Review Board, as part of their consent agenda (6-0 vote) approved the site and landscaping plans, as well as the building elevations for Sonic Drive-Ins for Parcel 3 of El Dorado Crossing, subject to conditions.

DESCRIPTION:

Owner – Elliot/Kyrene Commercial, 37, L.L.C., (Monty Ottman, Managing Member)
Applicant – Sonic Corp. & Subsidiaries
Architect – Reece Angell Rowe Architects, Stephanie Rowe
Zoning – PCC-1

El Dorado Crossing – Amended General Plan of Development
(Parcels 1, 2 & 3)

Total site area – 3.11 net acres

Total bldg. area – 12,483 s.f.

Lot coverage – 20%

Total Parking required – 171 spaces

Total Parking provided – 198 spaces

Bicycle parking required – 125 spaces

Bicycle parking provided – 125 spaces

Landscaping – 29%

Parcel 1 - Future Restaurant

Site area – 1.26 net acres

Bldg. area – 6,300 s.f.

Lot coverage – 11.4%

Parking required – 84 spaces

Parking provided – 91 spaces

Bicycle parking required – 6 spaces

Bicycle parking provided – 6 spaces

Parcel 2 – Future Restaurant

Site area – 1.08 net acres

Bldg. area – 4,800 s.f.

Lot coverage – 10.2%

Parking required – 64 spaces

Parking provided – 70 spaces

Bicycle parking required – 5 spaces

Bicycle parking provided – 5 spaces

Parcel 3, Sonic Drive-In – Final Plan of Development

Site area – .77 net acres

Bldg. area – 1,383 s.f.

Lot coverage – 4.2%

Parking required (1,383 s.f. @ 1/75 + 16 seat outdoor patio) – 23 spaces

Parking provided – 37 spaces

Bicycle parking required – 1 spaces

Bicycle parking provided – 1 spaces

Landscaping – 20%

Use Permit:

To allow a drive-in restaurant in Parcel 3 in the PCC-1 Zoning District.

Variance:

Allow restaurant parking canopies in Parcel 3 to encroach into side yard setbacks along the east and west property lines.

COMMENTS:

In October 1994, the City Council approved a zoning change on this property from IBD, Industrial Buffer District to PCC-1, Planned Commercial Center District. Then in October 1995, the City Council approved an Amended General Plan of Development for El Dorado Crossings consisting of six parcels including three restaurants, an AM/PM convenience store with gas pumps, a research & development building and a 360 room hotel, all on approximately 18 acres. From this approved plan, only the AM/PM convenience store has been built. In the spring of 1998, the Council once again approved an amendment to the El Dorado Crossing development plan by granting a use permit for a 3-story, 139-guestroom extended stay hotel, for Parcel 6. The applicant was Suburban Lodge Hotel and has not yet been constructed.

This particular application is a 3rd Amended General Plan and a Final Plan of Development for Parcel 3 which focuses in on design details for a Sonic fast food drive-in restaurant at 630 W. Elliot. This site is located immediately adjacent to the existing AM/PM convenience store at the northeast corner of Kyrene and Elliot. As proposed the building footprint consists of 1,383 s.f of building area which houses a kitchen and restroom facility. The proposed restaurant concept is different from the standard fast food restaurant in that in addition to the drive-thru window option, customers can also order while parked in vehicular spaces under a canopy and through a voice menu box. Carhops then deliver the food to the customers. The site plan as proposed appears to function in an efficient and effective manner. It's on-site circulation, cross-access drives with adjacent properties and the singular Elliot Road driveway location conforms substantially with previously recorded plans.

As part of this proposal, a use permit to allow a drive-in restaurant in the PCC-1 zoning district and a variance to allow the restaurant's parking canopies to encroach into the side yard setbacks are also included. Staff believes both requests are acceptable and appropriate for the site. The use permit appears to pass all ordinance tests for compatibility, impacts, traffic and potential nuisances.

The use and location should not emit dust, noise, gas or odors and should not attract traffic in excess of that anticipated for commercial centers of this type. Staff also believes the setback variance does not appear to cause any circulation or access problem and should not detrimentally impact surrounding properties as long as the canopy edges stay outside the 3' building separation requirement for property lines. Staff has attached a condition of approval so as to address the building code requirement prior to the permitting phase of the process.

As an item on their consent agenda, the Planning Commission approved the project, subject to staff recommended conditions, including an additional condition which directed the applicant to explore with the Design Review Board the idea of providing a pedestrian access connection from the rear of the site to the industrial property to the north. A DRB condition was added which requires that a pedestrian link to the north property line in an upgraded paving material be provided. (NOTE: This suggestions is also being explored with the industrial user to the north so that the pedestrian linkage to both sites is fully carried out. According to DRB staff, the owner of the adjacent industrial parcel is in the preliminary stages of designing his site. The proposed site plan should be coming in for city processing, in the near future.)

In summary, staff supports all aspects of the request. The overall development plan continues to stay consistent with previous approvals. If built, final development of this parcel will provide visual character to the area by providing additional streetscape landscaping and additional commercial services to a highly traveled roadway. All architectural and landscaping details for the project were approved by the Design Review Board on March 3, 1999. Subject to the conditions listed below, staff recommends approval of the project.

RECOMMENDATION: Staff – Approval, subject to conditions.
Planning Commission – Approval, subject to conditions.
Design Review Board – Approval, subject to conditions.

**REASON(S) FOR
APPROVAL:**

1. The proposed amendment and use appears to be consistent with previously recorded development plans for El Dorado Crossings.
2. As proposed, final development details for Parcel 3 appear compatible and consistent with nearby developments. Site circulation and cross access details appear to function efficiently with future and existing parcels.
3. Proposed use permit and variance request appear to pass required ordinance tests and should not be a detriment to surrounding areas.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void.
6. The edges of proposed parking canopies shall not encroach within 3 feet of any property lines.
7. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
8. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the east and west prior to the issuance of a building permit.
9. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
10. The applicant shall modify the site data for each parcel to include the requirement and provision of bicycle parking prior to recordation of the development plan. The location of bicycle parking for Parcel 3 shall be noted on the Final Plan of Development and installed as part of this project. Details to be approved by the Public Works Department and the Design Review Board.
11. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
12. Final development plans for all future phased development shall require additional processing prior to issuance of any building permits for such development.
13. A Final Plan of Development must be approved by the City Council prior to the issuance of any construction permits for this project.
14. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
15. The Amended General and Final Plan of Development shall be revised per staff mark-ups of 11/13/98, 12/10/98 & 2/5/99 and put into proper engineered format prior to recording by the Maricopa County Recorder's Office.

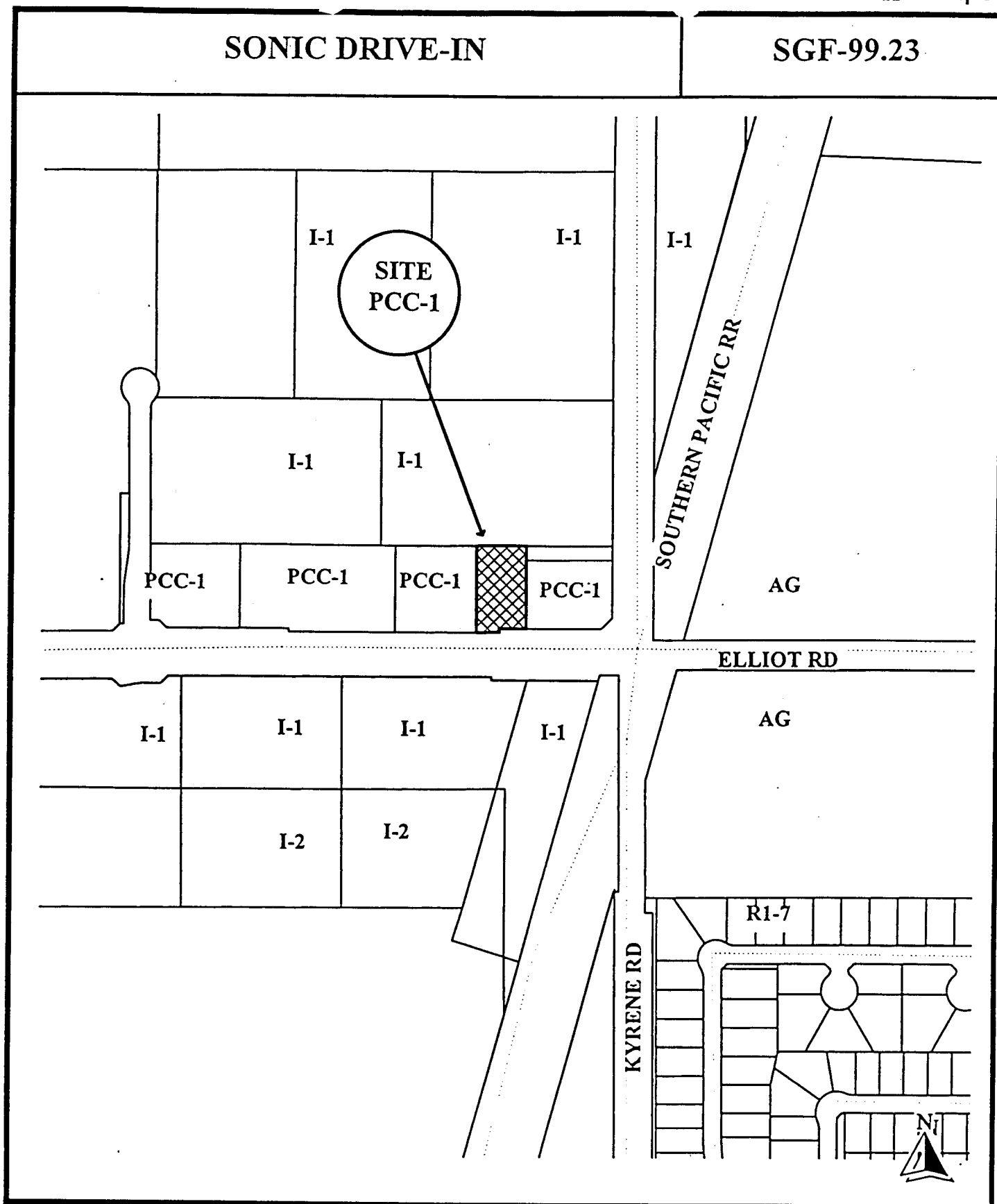
16. *The applicant shall explore with the Design Review Board the idea of providing a pedestrian access connection from the rear of the site to the industrial property to the north. Details to be approved by CPTED and the Design Review Board.

* Added by Planning Commission.

- ATTACHMENTS:**
1. Location Map
 2. 3rd Amended General Plan of Development – El Dorado Crossing
 3. Final Plan of Development (Parcel 3) – El Dorado Crossing
 4. Sonic - Site Plan
 5. Sonic - Elevations
 6. Sonic - Floor Plan
 7. Sonic - Conceptual Landscape Plan
 8. Letter of Explanation/Intent
 9. Previously Recorded El Dorado Crossing – 1st & 2nd Amended General
 10. Previously Recorded El Dorado Crossing – Final Plan (Parcel 6)
 11. Previously Recorded El Dorado Crossing - Final Plan (Parcel 4)
 12. Planning Commission Minutes – 2/23/99
 13. Design Review Board Approval Letter – 3/3/99

SONIC DRIVE-IN

SGF-99.23



Location Map SEE OTHER SIDE FOR MORE INFORMATION

SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

VARIANCES/USE PERMITS**VARIANCES/USE PERMITS**

1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 18' ON THE WEST SIDE OF PARCEL 1. (R25F-48-17.3)
2. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 34' ON THE WEST SIDE OF PARCEL 2. (R25F-48-17.3)
3. REDUCE THE REQUIRED MINIMUM REAR YARD SETBACK FROM 40' TO 33' ON THE NORTH SIDE OF PARCEL 2. (R25F-48-17.3)
4. REDUCE THE REQUIRED MINIMUM FRONT AND STREET YARD SETBACK FROM 50' TO 40' ON THE SOUTH AND WEST SIDE OF PARCEL 1. (R25F-48-17.3)
5. ALLOW FOR PARKING SPACES WITHIN SIDE YARD SETBACKS ON PARCEL 1.

USE PERMITS

3. A USE MORPH TO ALLOW FOR A FAST FOOD RESTAURANT IN THE MCC-1 ZONING DISTRICT ON PARCEL 3.

LEGAL DESCRIPTIONS

PARCEL 1
 LOT 1 OF EL DONADO CROSSINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
 RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34.

PARCEL 2
 LOT 3 OF 11, DONADO CROSSINGS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
 RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 467 OF MAPS, PAGE 34,
 ACCEPTS THE FAST FOR OTTL DELIVERY

PARCEL 3
AT 37 E. 11. 30. 40. 00 CROSSROADS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34.

SURVEYOR'S CERTIFICATION

MONTEREY COUNTY THAT THE RECORD BOUNDARY INFORMATION SHOWN HEREON IS AS DEPICTED ON THE
 MAP OF CL. BORDO CROSSINGS, RECORDED IN BOOK 487 OF MAPS, PAGE 34, RECORDS OF
 MONTEREY COUNTY, ARIZONA.



CERTIFICATION OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS
OWN HEREON.

SUBD THIS	DAY OF	1988

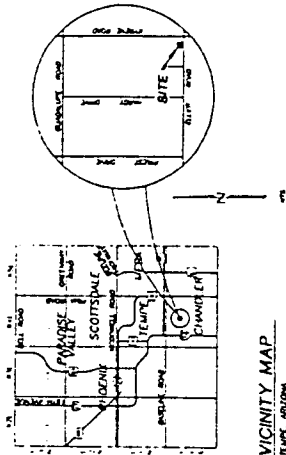
ELIOTT/KRONE COMPANY, 37, L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BY ELI BORDACO HOLDINGS INC. ITS MANAGING MEMBER

UNIT OF ACCOUNT

TO ALL THE PEOPLE OF THE UNITED STATES

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SITE DATA

PAPICEL 1 RESTAURANT

33,020 SF (1,263.7 ACRES)
4,300 SF
11.4%
J&K
84 SPACERS
1 SPACERS

PARCEL 2 RESTAURANT

DATE AREA (NET AND GROSS):
BUILDING AREA:

(SAC) 01801) JS #117

ENCLOSURE 130816

NET AREA (NET AND GROSS):
BUILDING AREA:

11.747 SF (0.1147 ACRES)
11.747 SF
1.78
208
113 SAMPLES
17 SAMPLES

NO BICYCLE PARKING WILL BE PERMITTED TO MEET CODE

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TULSA, OKLAHOMA THIS _____ DAY OF _____ 1999.

5

TEST: _____ DATE: _____

CITY CLERK

City of Chicago

444 *Journal of Interpersonal Violence 27(3)*

EL DORADO CROSSING
THIRD AMENDED GENERAL PLAN
AND FINAL PLAN OF DEVELOPMENT
FOR PARCEL 3

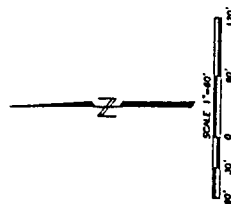


JMA
JMA ENGINEERING CORPORATION
43 E. Maryland Avenue, Suite 200
Tucson, Arizona 85714
Phone 602/248-0788
Fax 602/249-0818

PRELIMINARY-NOT FOR RECORDATION

66-99

A detailed plat map of five parcels (Parcel 1 to Parcel 5) situated along Roosevelt Street and Elliot Road. The map shows the layout of the parcels, including buildings and internal divisions. Parcel 1 is on the left, followed by Parcel 2, Parcel 3, Parcel 4, and Parcel 5 on the right. The map includes various measurements and labels such as "Roosevelt Street", "Elliot Road", "Parcel 1", "Parcel 2", "Parcel 3", "Parcel 4", "Parcel 5", "NOT A PART", "LASE LANE", and "KYRENE ROAD". The map is oriented with Roosevelt Street at the top and Elliot Road at the bottom.



GENERAL PLAN OF DEVELOPMENT

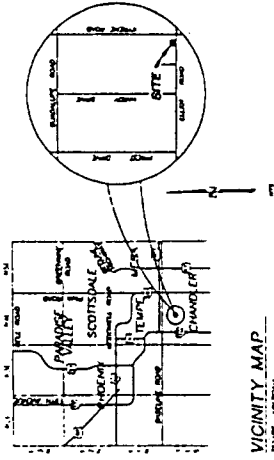


JMA
JMA ENGINEERING CORPORATION
Voice 402.746.0266
Fax 402.746.0266

PRELIMINARY-NOT FOR RECORDATION

1-26-99

EL DORADO CROSSING FINAL PLAN OF DEVELOPMENT FOR PARCEL 3 TEMPE, ARIZONA



SITE DATA

TOTAL SITE AREA: 11.11 ACRES
TOTAL FLOOR AREA: 1,000 SF
TOTAL LOT AREA: 1,000 SF
TOTAL LOT COVERAGE: 9.09%
TOTAL LOT COVERAGE PROVIDED: 9.09%
TOTAL LOT COVERAGE REQUIRED: 9.09%
TOTAL LOT COVERAGE EXCESS: 0.00%
TOTAL LOT COVERAGE DEFICIT: 0.00%
TOTAL LOT COVERAGE VARIANCE: 0.00%

LEGEND

EXISTING STIMULAN
EXISTING TELEPHONE
EXISTING WATER
EXISTING WASTE
EXISTING FIRE HYDRANT
EXISTING FIRE ALARM
EXISTING WATER VALVE
EXISTING IRRIGATION CONTROL VALVE
EXISTING STREET LIGHT
EXISTING BUILDING
PROPOSED SLOTTED WALL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE IN MY HANDS A REASONABLE AND ACCURATE SURVEY HAS BEEN PERFORMED ON THE SITE HEREIN AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JMA ENGINEERING CORPORATION

EL DORADO CROSSING FINAL PLAN OF DEVELOPMENT FOR PARCEL 3

JMA ENGINEERING CORPORATION

11111 ACRES

11111 ACRES

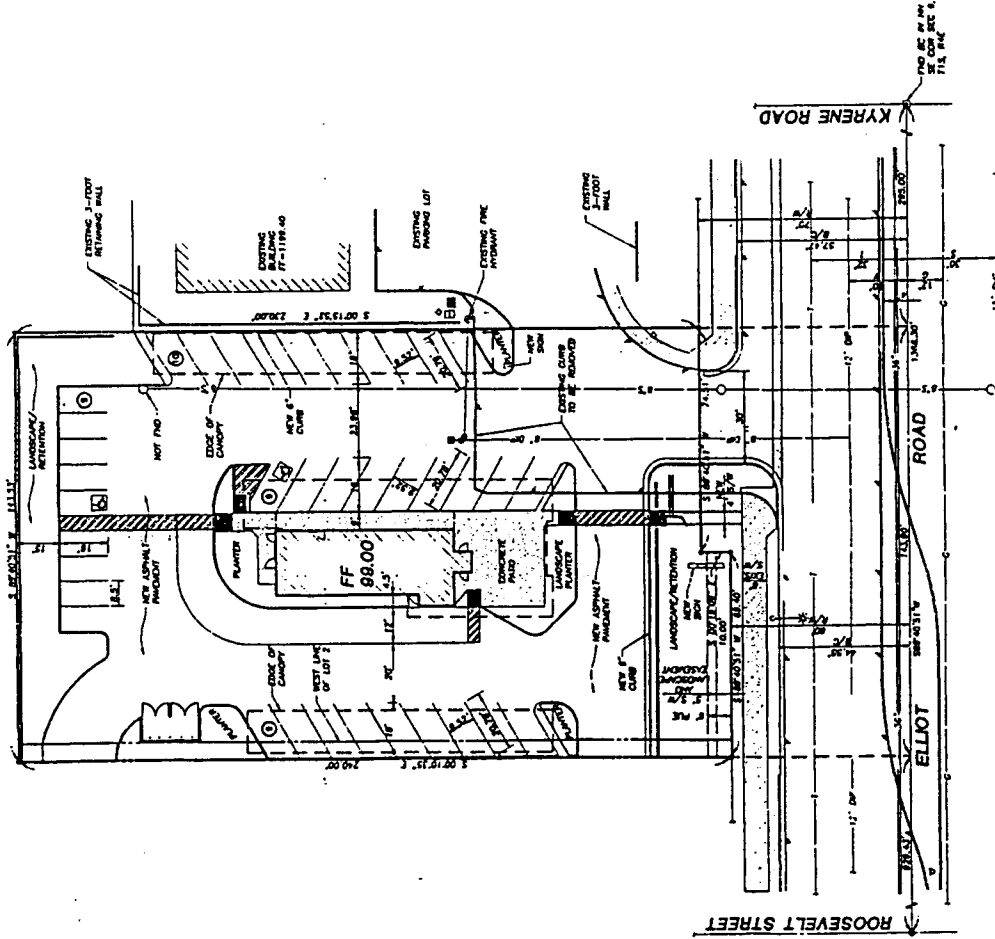
11111 ACRES

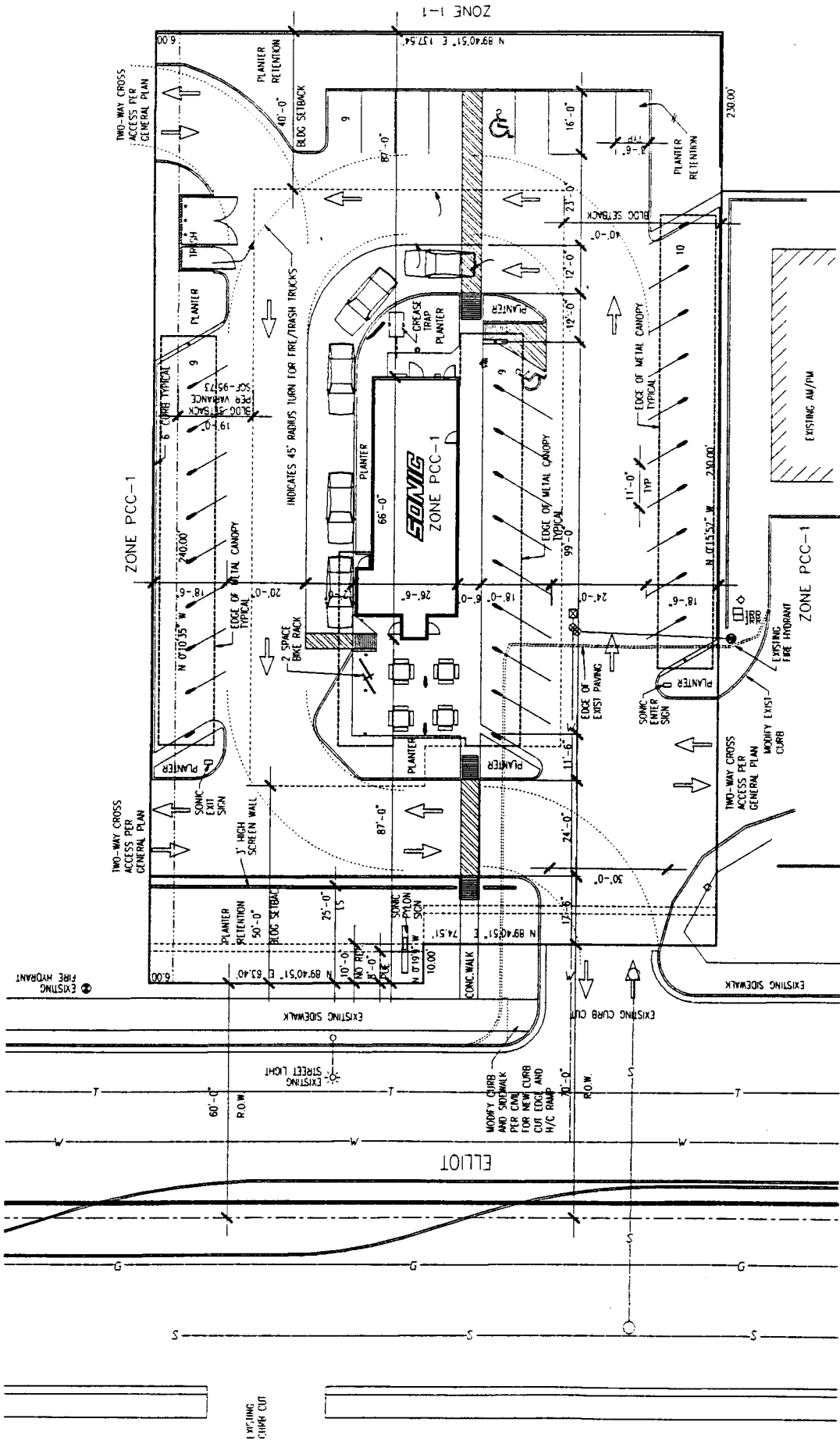
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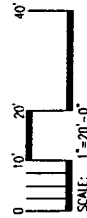
PRELIMINARY-NOT FOR RECORDATION

1-26-99





SITE INFORMATION FROM FINAL PLAT BY
 M&L/MCGILL CONSULTANTS INC
 1460 E. INDIAN SCHOOL ROAD, SUITE D
 PHOENIX, ARIZONA, 85014
 JOB NO. 9515 DATED OCT. 95
 SEE CIVIL DRAWINGS FOR GRADING
 AND DRAINAGE



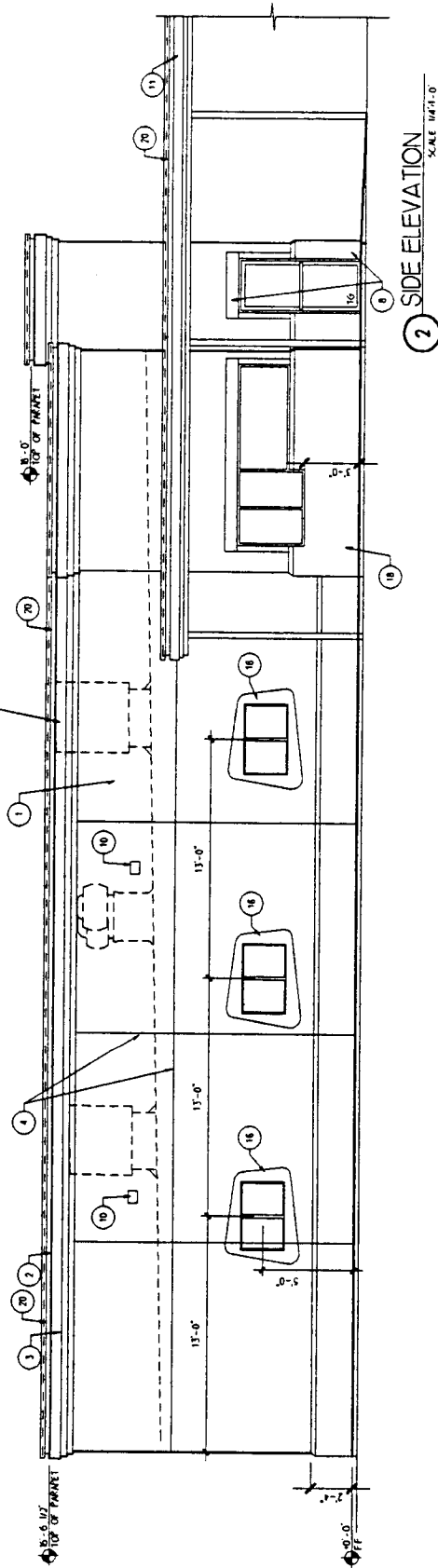
SITE PLAN

1

ALL SIGNS SHALL BE UNDER SEPARATE
 PERMIT PER CITY SIGN CODE

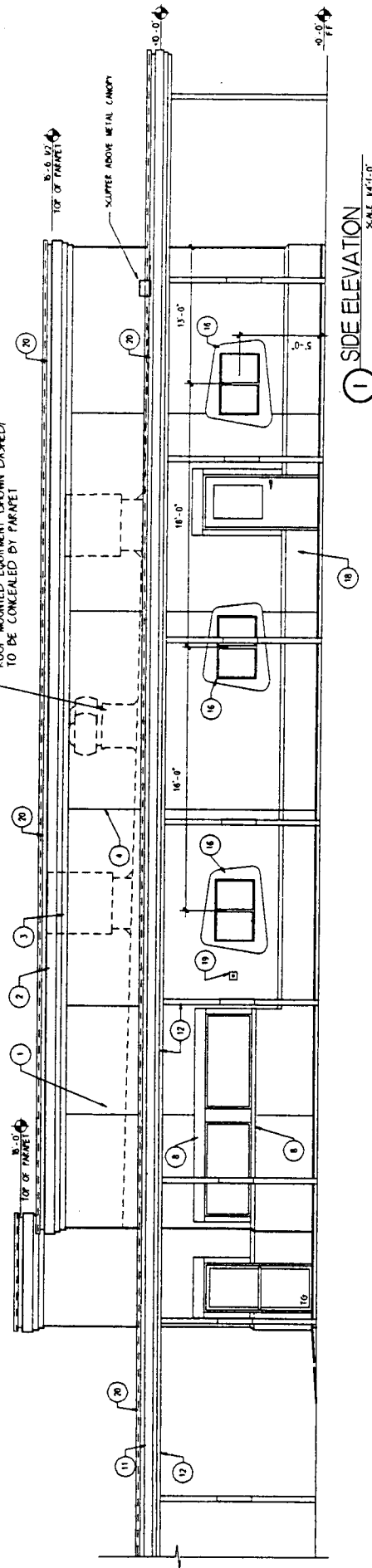
SONIC
 DRIVE - IN
 630 W. ELLIOT ROAD, TEMPE
 PARTIAL REDUCTION OF SHEET: A1
 SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS

ROOF MOUNTED EQUIPMENT SHOWN DASHED
TO BE CONCEALED BY PARAPET



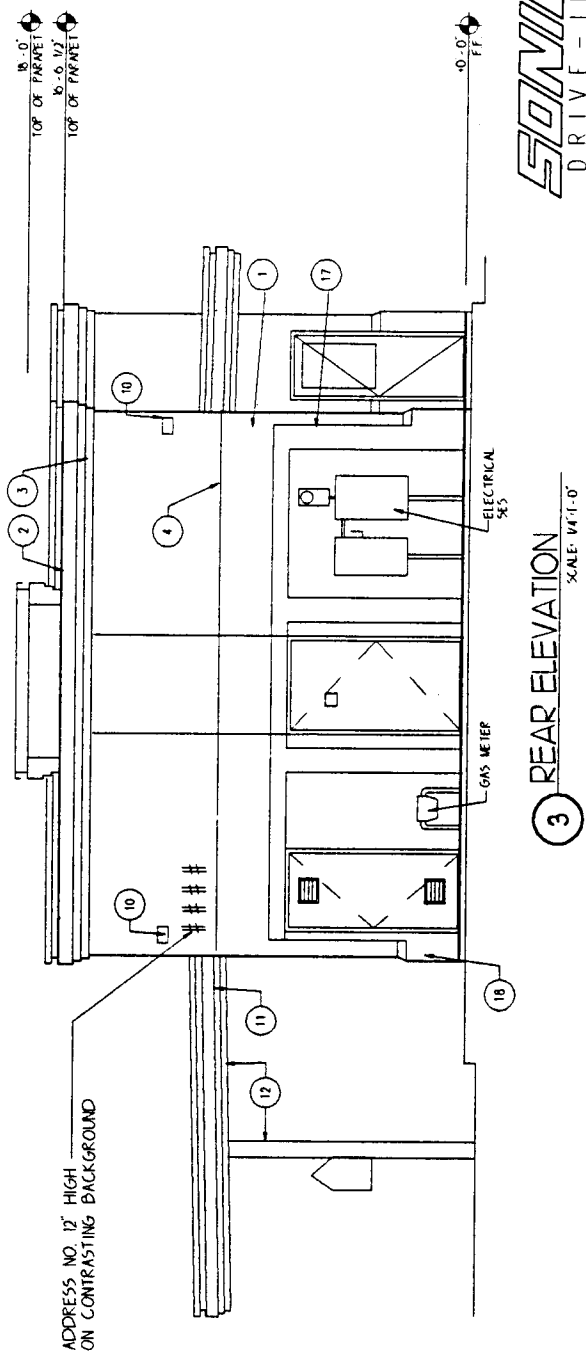
2 SIDE ELEVATION
SCALE 1/4"=1'-0"

ROOF MOUNTED EQUIPMENT SHOWN DASHED
TO BE CONCEALED BY PARAPET



1 SIDE ELEVATION
SCALE 1/4"=1'-0"

SONIC
DRIVE-IN
630 W. ELLIOT ROAD, TEMPE
PARTIAL REDUCTION OF SHEET: A7
SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS



DRIVE-IN

630 W. ELLIOT ROAD, TEMPE

PARTIAL REDUCTION OF SHEET: A7

SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS

○ NOTES BUILDING SECTIONS

- 1 CONCRETE FOOTING - SEE FOUNDATION PLAN
- 2 CONCRETE STEM WALL / SLAB TURNDOWN
- 3 4" CONC. SLAB ON 4" ABC W/ 6X6 W14XW14 WWF
- 4 EXTERIOR SLAB SEE NOTE 3) SLOPE AWAY FROM BUILDING SEE CIVIL SITE PLAN FOR GRADES
- 5 2X6 PT OR REDWOOD BOTTOM PLATE SET IN CONTINUOUS FULL BEAD ASPHALTIC CAULK (TYP. ALL WALLS)
- 6 2X6 WOOD STUDS • 16" O.C.
- 7 R-PI KRAFT FACED BATT INSULATION
- 8 SEE WINDOW SCHEDULE FOR WINDOW SIZES AND SPECIFICATIONS
- 9 SEE ROOF FRAMING PLAN FOR HEADER SIZES
- 10 SEE ROOM FINISH SCHEDULE FOR INTERIOR FINISH
- 11 1" RAISED STUCCOED SURROUND • WINDOW + DOORS 14" WIDE • JAMB / HEAD, 6" WIDE • SILL
- 12 SEE ROOF FRAMING PLAN FOR LEDGER SIZES
- 13 SOLID 2X6 BLOCKING • CEILING HEIGHT
- 14 SEE NOTE 35 FOR ATTIC VENT SIZES AND LOCATIONS
- 15 EXHAUST HOODS + DUCTS - SEE MECHANICAL PLANS
- 16 HOOD EXHAUST SYSTEM • ROOF - SEE MECHANICAL PLANS
- 17 EQUIPMENT PAD
- 18 INSTALL ROOF MATERIAL UP PARAPET WALL SEE NOTE #1
- 19 CLASS 2" MIN BUILT-UP ROOF ON 30# FELT
- 20 ROOFING MATERIAL ON 2X + PLYWOOD CRICKET
- 21 ROOFING MATERIAL ON 4" FIBER CANT
- 22 PARAPET CAP
- 23 2" THICK X 2'-4" ABOVE FINISH FLOOR RIGID INSULATION W/ STUCCOED FINISH ALL AROUND
- 24 BRACE WALLS TO STRUCTURE • 4'-0" O.C.
- 25 SUSPENDED T-GRID CEILING - SEE REFLECTED CEILING PLAN
- 26 ROOF JOIST - SEE ROOF FRAMING PLAN
- 27 R-30 BATT INSULATION
- 28 MECHANICAL UNIT (HVAC) SEE MECHANICAL PLANS
- 29 SEE DOOR SCHEDULE FOR DOOR SIZES AND SPECS.
- 30 NOT USED
- 31 NOT USED
- 32 SIGN LOCATION PERMIT TO BE PROVIDED BY SIGN MANUFACTURER
- 33 NOT USED
- 34 SEE FLOOR PLAN FOR INTERIOR PARTITION SPECIFICATIONS
- 35 ATTIC VENT (3 SUCH 5 PER SIDE, 1 • REAR) 6" X 16" (75 SF. PER VENT MINI EQUALLY SPACES AS SHOWN W/ 1/4" NON-CORROSIVE METAL MESH. PROVIDE BLOCKING IN WALL AS REQUIRED.
- 36 BLOCKING IN WALL FOR HOOD + SHELVING COORDINATE WITH OWNER
- 37 NOT USED
- 38 ROOF SCUPPER
- 39 PARKING CANOPY, GUTTER / FASCIA
- 40 FASCIA BRACE • 4'-0" O.C.
- 41 CANOPY DECK PANELS
- 42 SLOPE CANOPY V4" / F1 MIN
- 43 CANOPY FLASHING • BUILDING
- 44 ROOFTOP MAKE-UP AIR INTAKE DUCT, SIZE AS PER MAU. INTAKE AIR INTAKE LOCATION 10'-0" MIN FROM ALL EXHAUST AIR + VENT PIPE LOCATIONS
- 45 MAKE-UP AIR UNIT ON ROOF
- 46 WALK-IN COOLER/FREEZER EQUIPMENT ON ROOF
- 47 ROOF PENETRATION BOX FOR COOLER/FREEZER EQUIPMENT
- 48 NOT USED
- 49 NOT USED
- 50 NOT USED
- 51 14" GOOSENECK VENT ABOVE ICE CREAM MACHINE
- 52 ROOF MOUNTED COMPRESSORS FOR ICE MACHINE
- 53 ROOF MOUNTED COMPRESSOR FOR SLUSH MACHINE

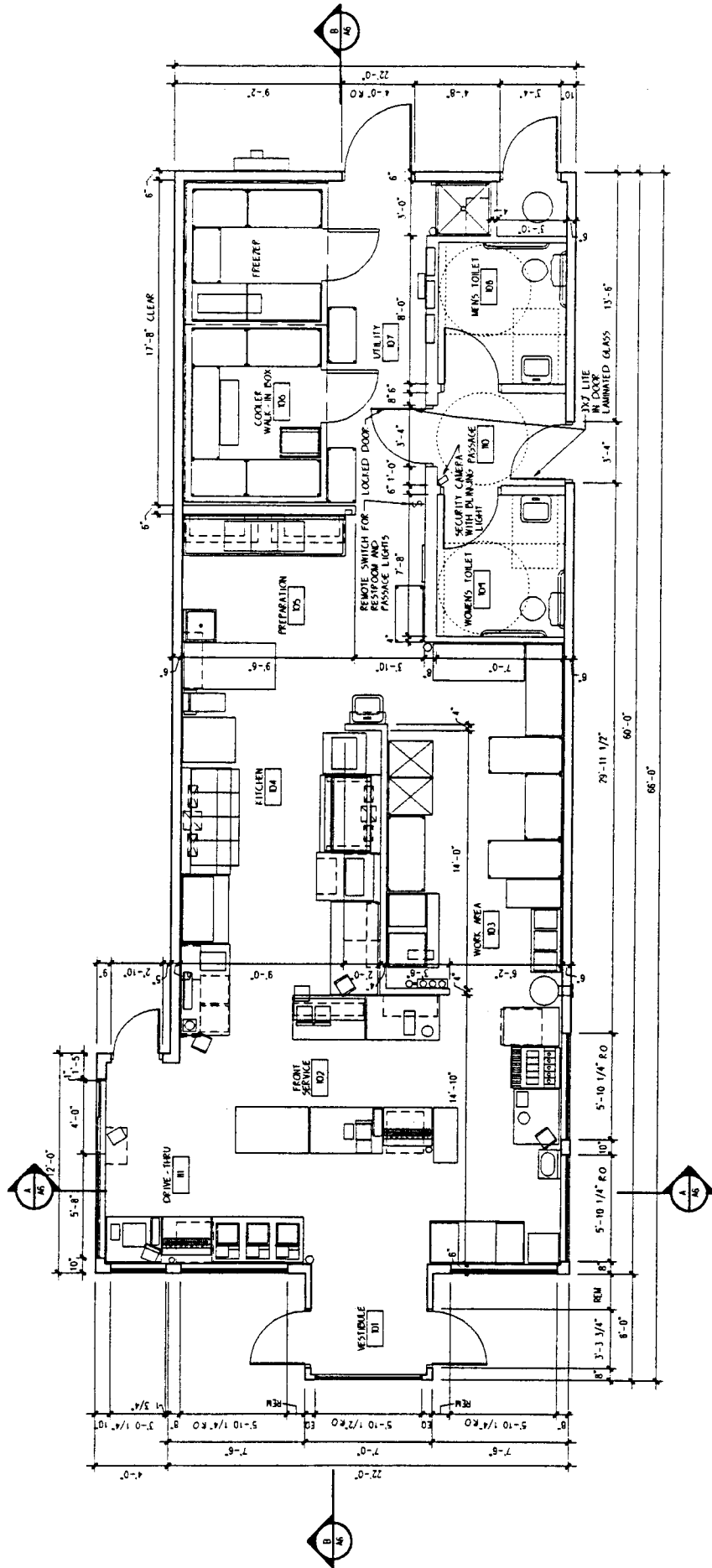
SONIC

D R I V E - I N

630 W. ELLIOT ROAD, TEMPE

PARTIAL REDUCTION OF SHEET: A6

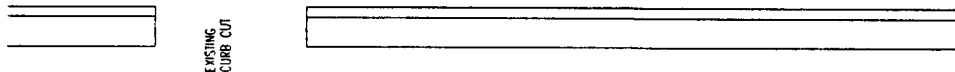
SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS



① FLOOR PLAN SCALE 1/4"=1'-0"

SONIC

DRIVE-IN
630 W. ELLIOT ROAD, TEMPE
PARTIAL REDUCTION OF SHEET: A2
SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS

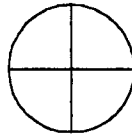


DRIVE-IN
630 W. ELLIOT ROAD, TEMPE
PARTIAL REDUCTION OF SHEET: L1
SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS

PROPOSED PLANT PALETTE

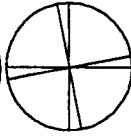
TREES

SIZE/REMARKS



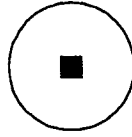
EVERGREEN ELM

24" BOX,
STANDARD, MATCHED



CHILEAN MESQUITE

24" BOX,
MULTI-TRUNK



SWEET ACACIA

24" BOX,
MULTI-TRUNK

SHRUBS



'RIO BRAVO' SAGE

5 GAL



THUNDER CLOUD SAGE

5 GAL



GREEN CLOUD SAGE

5 GAL



'TUTTLE' NATAL PLUM

5 GAL



MEXICAN BIRD OF PARADISE

5 GAL



OCTOPUS AGAVE

5 GAL



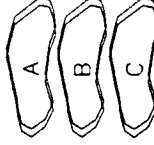
RUELLIA PENINSULARIS

5 GAL

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 'SPANISH GOLD', 3/8" MINUS, 2" THICK, TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT AND CITY OF TEMPE.
3. VERIFY ALL CONDITIONS PRIOR TO BIDDING/CONSTRUCTION.
4. ANY PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED.
5. ALL DOWNSPOUTS/SCUPPERS TO HAVE 3'x3' 3-6" RIVER ROCK, EMBEDDED 3/4 INTO CONCRETE.
6. ALL LIGHTING IS BUILDING/CANOPY MOUNTED, SEE ELECTRICAL SHEETS.

GROUND COVERS



'NEW GOLD' LANTANA

5 GAL

'SIERRA GOLD' DALEA

5 GAL

'DESERT CARPET' TRAILING ACACIA

5 GAL



DESERT MARIGOLD

5 GAL

5 GAL

5 GAL

5 GAL

SONIC

DRIVE-IN

630 W ELLIOT ROAD, TEMPE

PARTIAL REDUCTION OF SHEET: L1

SEE FULL SIZE SHEETS FOR PROFESSIONAL STAMPS



PHOENIX:

2817 E. Camelback Rd., #500
Phoenix, Arizona 85016
Phone: 602-957-7484
Fax: 602-957-7546

FLAGSTAFF:

411 West Santa Fe
Flagstaff, Arizona 86001
Phone: 520-779-4340
Fax: 520-779-5087

Narrative of Design Rationale

Sonic Drive-in
630 W. Elliot Road
Tempe, Arizona

This project is a fast food drive-in and drive through restaurant.

Sonic Drive-ins operate a little differently from the standard fast food restaurant. Harkening back to the fifties Sonic serves burgers to people sitting in their own cars. The clientele park their vehicles under the parking canopies and order through the voice menu boxes at each space. The car-hops deliver food from the kitchen building to the clients in their vehicles.

The project consists of 1383 sf of building which houses the kitchen and restroom facilities, and a total of 5802 sf of parking canopy in three separate sections.

The primary portion of the project is the parking canopies. The parking canopies are 9 foot 4 inches to the bottom of the fascia with a 15 inch metal fascia. The parking canopies allow views under and through them and will not visually block the adjacent properties. They are needed to provide shade and protection from rain for the clientele eating in their vehicles. The canopy posts are painted black, the canopy fascia is painted light pinkish off white to match the building and the top metal trim of the fascia is a red channel. Red is the identifying color of the Sonic franchise. On the front and long edges of the canopy the channel holds a red neon tube. On the back there is no neon. On this site the canopy fascia profile will be step shaped to be compatible with the adjacent AM/PM gas station.

The building sits within the canopies and is frame and stucco with a parapeted roof. These materials and colors fit into the general southwest style. The main building color is light pinkish off white with darker trim at the base and fascia and the top metal trim of the fascia is a red channel. Red is the identifying color of the Sonic franchise. On the front and long sides of the building the channel holds a red neon tube. On the back there is no neon. The stucco at the base of the building is over rigid insulation to give a stronger appearance to the base. The stucco is also raised around the windows and to the window sill level at the front of the building. The parapet trim on this site will have a step shaped profile to be compatible with the adjacent AM/PM gas station.

FEB 04 1998



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Letter of Intent

Sonic Drive-in
630 W. Elliot Road
Tempe, Arizona

The site is zoned PCC-1 with an approved general plan of development for restaurant use. The neighborhood is commercial/industrial. Elliot is an active major road with large commercial development to the west. The immediate adjacent zones are I-1 industrial to the north, PCC-1 with an existing AM/PM gas station to the east, and PCC-1 general plan for restaurant use as yet undeveloped to the west. Further west in the same PCC-1 zone and general plan is a site for a Suburban Lodge not yet constructed. Across Elliot to the south are more commercial sites.

The intended use for this site is a drive-in and drive-thru fast food restaurant. This use fits into the goals and objectives for this commercial area, providing food for that traffic already in the zone.

The building will be compatible with the existing surrounding structures and uses and will not cause any nuisance or deterioration but will provide a clean, pleasant place for shoppers to get food.

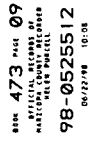
Sonic Drive-ins operate a little differently from the standard fast food restaurant. Harkening back to the fifties Sonic serves burgers to people sitting in their own cars. The clientele park their vehicles under the parking canopies and order through the voice menu boxes at each space. The car-hops deliver food from the kitchen building to the clients in their vehicles.

The project consists of 1383 sf of building which houses the kitchen and restroom facilities, and a total of 5802 sf of parking canopy in three separate sections. Hours of operation are 9 am to 10 pm, 11 pm in summer. All waste is disposed of in the on site trash dumpster for city pick-up. The dumpster is enclosed with a 6 foot high masonry wall and gates.

We are requesting a Use Permit for this site. The site is currently zoned PCC-1. The City Use Matrix indicates that fast food restaurants require a Use Permit and are allowed in the zone.

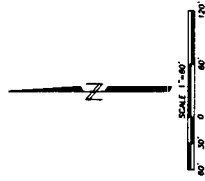
We are also requesting a Variance for the parking canopies located in the side building setbacks on both sides of the site. PCC-1 zoning requires 50 foot front, 40 foot side and rear building setbacks. We need to have the parking canopies located in the side setbacks to allow sufficient covered spaces for a feasibly profitable project. The parking canopies are 9 foot 4 inches to the bottom of the fascia with a 15 inch metal fascia. The parking canopies allow views under and through them and will not be detrimental to or visually block the adjacent properties. They are needed to provide shade and protection from rain for the clientele eating in their vehicles.

FEB 04 1998



**EL DORADO CROSSING
FIRST AND SECOND AMENDED
GENERAL PLAN OF DEVELOPMENT**

JMA		JMA ENGINEERING CORPORATION	
745 E Maryland Avenue, Suite 200 Duncan, Arizona 85014		Voice 803 248 0286 Fax 803 248 0916	
DESIGN	A	DATE	6/78
QAD	A	CHECKED	JM
Job No.		Sheet	2 of 3

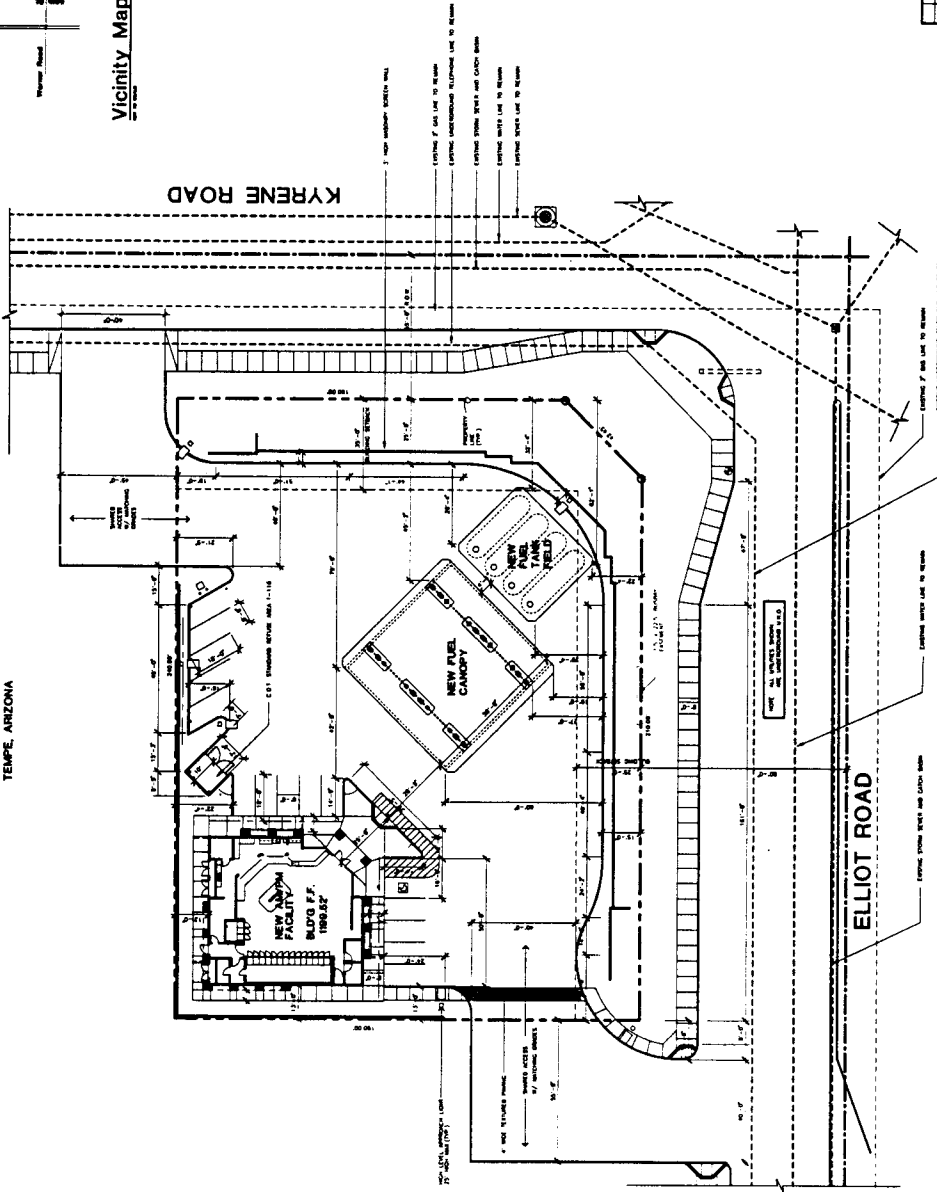


BOOK 408 PAGE 33
 APPLICATION RECORD DATE
 96-0003546
 01/01/96 10:02

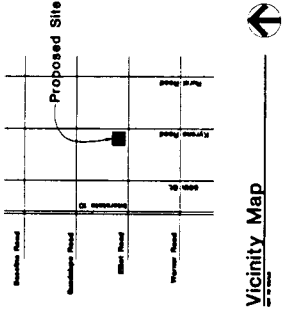
EL DORADO CROSSING

FINAL PLAN OF DEVELOPMENT FOR EL DORADO CROSSING

PARCEL 4
 TEMPE, ARIZONA



Final Plan of Development
 ROAD 100' W



Vicinity Map

DATE	REVISIONS

Final Plan of Development
 New amp Fac.
 NWC Elliot Rd & Kyrene Rd
 Tempe, Arizona

12/1/95
 113
 5962
 3/3



MATTHEW A. GURNEA, AIA
 GURNEA ARCHITECTURE, L.L.C.
 10000 N. CENTROPOINTE DRIVE
 SUITE 100, TEMPE, ARIZONA 85281
 PHONE 279-3000
 FAX 279-3010

ARCO Products Company
 Division of AtlanticRichfieldCompany
 Site Acquisition - Construction
 4 Centerpoint Drive
 La Palma, CA 90623-1066



15. Final refuse location for Parcel 4 shall be approved by the Refuse Division and Design Review Board prior to recordation.

PLANNED DEVELOPMENT (0406) Hold a public hearing for **SONIC DRIVE-IN** (Elliot/Kyrene Commercial 37, L.L.C. property owner) for development of a fast food drive-in restaurant at 630 W. Elliot Road. The request consists of a 1,383 s.f. building which houses a kitchen and the restroom facilities with approximately 5,802 s.f. of parking canopies in three separate sections. The proposed restaurant is different from the standard fast food restaurant in that customers order while parked in vehicular spaces under a canopy and through a voice menu box. A car-hop then delivers the food to the customers. The applicant seeks the following approvals from the City of Tempe:

- a. **(SGF-99.23)** A 3rd Amended General Plan of Development for El Dorado Crossing consisting of 12,483 s.f. of total building area on 3.11 net acres and a Final Plan of Development for Parcel 3, for a Sonic Drive-In Restaurant, consisting of 1,383 s.f. of building area (with 5,802 s.f. of parking canopy area) on .77 net acres, including the following:
- Use Permit:
To allow a drive-in restaurant in the PCC-1 Zoning District.
- Variance:
Allow restaurant parking canopies to encroach into side yard setbacks along the east and west property lines.

The applicant agreed to an additional condition to have pedestrian access connecting the back of the site to the industrial property to the north (see #17 condition listed below):

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.

2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void.
6. The edges of proposed parking canopies shall not encroach within 3 feet of any property lines.
7. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
8. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the east and west prior to the issuance of a building permit.
9. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
10. The applicant shall modify the site data for each parcel to include the requirement and provision of bicycle parking prior to recordation of the development plan. The location of bicycle parking for Parcel 3 shall be noted on the Final Plan of Development and installed as part of this project. Details to be approved by the Public Works Department and the Design Review Board.
11. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
12. The elevations, site and landscape plan for this project shall be approved by the Design Review Board prior to Council action.

13. Final development plans for all future phased development shall require additional processing prior to issuance of any building permits for such development.
14. A Final Plan of Development must be approved by the City Council prior to the issuance of any construction permits for this project.
15. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
16. The Amended General and Final Plan of Development shall be revised per staff mark-ups of 11/13/98, 12/10/98 & 2/5/99 and put into proper engineered format prior to recording by the Maricopa County Recorder's Office.
17. The applicant shall explore with the Design Review Board the idea of providing a pedestrian access connection from the rear of the site to the industrial property to the north. Details to be approved by CPTED and the Design Review Board.

THE PLANNING COMMISSION THEN RETURNED TO THE REGULAR AGENDA.

PLANNED DEVELOPMENT (0406) RESOLUTION NO. 99.05 Hold a second public hearing for **CITY OF TEMPE** (City of Tempe, Applicant) to change the General Plan 2020 Projected Land Use Map designation from Industrial to Mixed Use at 1312, 1314 & 1316 S. Martin Lane and 1905, 1907, 1911, 1915, 1935 and 1945 E. Apache Boulevard. As part of the City's redevelopment plans for Apache Boulevard, the following approval is requested from the City of Tempe:

- a. **(#GEP-99.14)** General Plan 2020 Amendment to change the designation of the Projected Land Use Map from Industrial to Mixed Use at 1312, 1314 & 1316 S. Martin Lane and 1905, 1907, 1911, 1915, 1935 and 1945 E. Apache Boulevard.

Atis Krigers represented the City of Tempe and indicated the industrial land use designation had been a "carry over" from GP2000. It had been requested by United Parcel Service (UPS) at the time that GP2000 was being developed. UPS and other industrial users south of Apache wanted a "window" onto Apache Blvd., for better visibility and potential future expansion towards the Blvd.

Mr. Krigers further stated that there had been no real challenge to this designation during the development process of GP2020. Redevelopment efforts were in the early stages on Apache Blvd., during that process. Since adoption of GP2020, a project area committee has been established and a specific redevelopment plan had been adopted by the Council. The Apache Boulevard Project Area Committee (APAC) has maintained an on-going review of the projected land use plan and based on interest expressed in the area around Martin Lane and Apache Blvd., it was felt that the redevelopment plan could be better realized with a General Plan designation change. Therefore, the APAC has submitted an amendment to change the designation from Industrial to Mixed Use.

Development Services
Department
(602) 350-8331

March 4, 1999

Stephanie Rowe
Reece Angell Rowe Architects, PLLC
2817 East Camelback Road, Suite 500
Phoenix, AZ 85016

RE: DRB99020 - EL DORADO CROSSINGS - SONIC DRIVE IN

Dear Ms. Rowe:

At its meeting of March 3, 1999 the Design Review Board approved the building elevations, site plan and landscape plan for **EL DORADO CROSSINGS - SONIC DRIVE IN** located at 630 West Elliot Road in the PCC-1, Planned Commercial Center District and Southwest Overlay District subject to the following conditions:

SITE PLAN

1. Provide a pedestrian link to the north property line in an upgraded paving material.
2. Locate all parking lot area lights so that they are not in landscape islands and do not conflict with tree locations.
3. Provide upgraded paving materials, such as unit pavers, exposed aggregate, or colored concrete, as accents for all pedestrian sidewalks on the site, for a crosswalk across the parking area to the building, at the main entry to the building, and at all the main drives to the site.
4. All transformer boxes, meter panels and electrical equipment, backflow valves, and other utility equipment shall be painted to match the building color.
5. No chain link fencing, razor wire, barbed wire, etc. will be allowed.
6. Bike racks shall be selected from the booklet entitled "Bicycle Racks, A Guide to Tempe Requirements" which is available from the Transportation Division, Public Works Department.



Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing a site plan, which will conform to the minimum requirements of the Zoning Ordinance.

All on-site water retention areas, other than paved surfaces shall be entirely landscaped and shall comply with the following criteria:

- a. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site street frontage landscape area. (Ordinance requirement)
- b. All retention areas shall maintain slopes no steeper than 4:1. (Ordinance requirement)
- c. The first ten (10) feet of the on-site street frontage landscape area shall not be used for water retention purposes. (Southwest Overlay District requirement)
- d. The maximum grading of required retention areas shall not exceed a slope of five-to-one for areas used for residential and recreational purposes. (Southwest Overlay District requirement)

The required landscape area shall be a minimum of twenty percent (20%) of the net site area for service district. (Southwest Overlay District requirement)

A landscape area, which is a minimum of twenty-five (25) feet wide shall be provided between parking areas and the right-of-way. (Southwest Overlay District requirement)

All sites shall provide the minimum number of parking spaces required for vehicles and bicycles. (Ordinance requirement)

A curb at least six (6) inches in height shall be installed so that no part of any vehicle extends into any landscaped setbacks or beyond any property line. (Ordinance requirement)

All parking areas shall incorporate the following elements:

- a. Landscape islands, with raised concrete curbing, to define parking lot entrances, aisles and ends of all parking aisles. (Ordinance requirement)
- b. Landscape islands to separate rows of more than fifteen (15) parking spaces. (Ordinance requirement)
- c. Each landscape island shall be a minimum of seven (7) feet in total width, including curbing, equal the length of the parking stall(s), and a minimum of 120 s.f. in area. If any landscape island includes a sidewalk, then the minimum width of the island shall be eleven (11) feet. (Ordinance requirement)

All ground mounted equipment shall be completely screened by a concrete or masonry wall equal to or greater in height than the mechanical equipment itself. Color and texture of the wall shall be compatible with the primary building(s) on site. (Ordinance requirement)

All required walls shall be located on-site and be of masonry or concrete construction. All walls shall have an architectural texture or stucco finish on both sides, with color and material compatible with the primary building on-site (or on respective sides). Alternative wall finishes to those noted above must receive written approval from the Zoning Administrator. (Ordinance requirement)

BUILDING ELEVATIONS

7. Locate roof access ladder inside the building.
8. All colors to return to the Board as a post-session item. The main building colors and materials shall have a light reflectance value (LRV) of 75% or less.
9. Details of meter panels and electrical equipment installation and location shall not detract from the architecture of the building and shall be approved by staff prior to issuance of building permits.
10. Locate the electrical service entrance section (S.E.S.) inside the building or provide a screen wall to conceal from view.
11. All canopy lighting shall not extend below the bottom of the canopy fascia. ~~is to be recessed into the canopy soffit and have flat lenses. Details to be approved by Staff. Modified by the Staff~~
12. All employee service doors shall have a minimum of 6"x6" laminated/lexan security window centered and mounted at no more than 63" from bottom of door to center of the glazing (no wire glass).

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing building elevations, which will conform to the minimum requirements of the Zoning Ordinance.

All roof mounted mechanical equipment shall be fully concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. (Ordinance requirement)

Screen all mechanical units with parapet, masonry wall, or other opaque screening device equal to the height of the highest mechanical unit. (Ordinance requirement)

LANDSCAPE

13. Show the location of all exterior light fixtures on the landscape plan.
14. Show traffic sight triangles at all driveways. Any landscaping within these sight triangles must be selected from the Traffic Sight Triangle Plant List, which can be obtained from the Development Services Department. (Required for Design Review submittal)
15. Shrubs located in parking lot landscape islands shall not exceed two (2) feet in height. Refer to the Traffic Sight Triangle Plant List.
16. Trees located in parking lot landscape islands shall be canopy type trees, such as Mesquite or Evergreen Elm.
17. Landscape plantings/materials shall not conflict with the lighting standards considering the plants at maturity. Provide low (thorny, prickly type) landscape in parking areas.
18. Ground cover and shrubs used in parking islands, inside perimeter/screening walls or within twenty (20) feet of access doors should be of a species that will not grow more than two (2) feet tall at maturity.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing landscape plan, which will conform to the minimum requirements of the Zoning Ordinance.

The first twenty-five (25) feet of any yard adjacent to a street shall be entirely landscaped, except for necessary and provided walkways and driveways.
(Southwest Overlay District requirement)

Trees shall be required along all street frontages according to the following criteria:

- a. A minimum of one (1) tree shall be planted for every twenty-five (25) feet of lineal street frontage.
- b. Fifty percent (50%) shall be twenty-four (24) inches box size or larger with the balance being minimum fifteen (15) gallon size.
- c. The trees selected shall be compatible with the overall site and landscape plan, as well as adjacent sites.
- d. Street trees are defined as those trees located between the back of City curbs and the first fifteen (15) feet on site. Trees in parking lots are not included in this category.

The designated street tree for Elliot Road is the Chilean Mesquite.

Designated street tree should comprise seventy-five percent (75%) minimum of the total quantity of required street trees.

A minimum of one (1), fifteen (15) gallon size tree and five (5), one (1) gallon size ground covers, for each parking stall length, must be located in each landscape island. All ground covers in parking lot landscape islands shall be of a species that will not grow to interfere with natural surveillance of the parking lot. (Ordinance requirement)

Final landscape plans and irrigation plans shall be approved by staff prior to issuance of building permits. Submit two copies of the final landscape plan to the Planning Division prior to issuance of building permits. (Ordinance requirement)

Any field modifications to the final landscape plans are to be approved by staff prior to installation. If modifications are made, as-built landscape plans shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. (Ordinance requirement)

SIGNAGE

19. Provide details of signage for review.
20. No exposed conduit or raceways are allowed for any new signage.
21. Delete marquee signs from the east and west elevations.
22. Address numbers shall be of contrasting colors, with dedicated illumination and not obstructed by landscape or other conflicts. Address numbers must be shown on front and rear building elevations.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a sign permit. This list is compiled to assist you in preparing sign drawings, which will conform to the minimum requirements of the Zoning Ordinance.

Letters and numerals for address signs shall not exceed twelve (12) inches.

Obtain separate sign permits prior to installation of any signs. (Ordinance requirement)

GENERAL

23. Parking lot, adjacent landscape areas, related to the building complex shall be illuminated with two (2) to three (3) foot-candles of light from finish grade to six (6) feet above grade from sunset to sunrise. Provide details and photometrics (point/point) on the landscape plans. (Note: carport lighting must be three (3) foot-candles, no glare type lighting)

24. All building entrances shall be illuminated with a minimum of five (5) foot-candles (between the hours of sunset and sunrise) at ground level and six (6) feet above grade with a radius of not less than fifteen (15) feet from center point of the entrance. Provide details. Consider transitional lighting for these areas.
25. All exterior lighting fixtures shall be a full cutoff design and have vandal resistant and weatherproof covers. Conforms to the Dark Sky Ordinance. Provide cut sheets. All exterior fixtures must be approved.
26. Passageways and all pedestrian walkways shall be illuminated with a uniformly maintained 1.0 foot-candle of light from the surface to six (6) feet vertical from dusk to dawn.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in conforming to the Zoning Ordinance.

All outdoor lighting shall be directed down and screened away from adjacent properties and streets.

All exterior lighting shall conform to Chapter 25, Article VIII "Outdoor Light Control" of the Code of the City of Tempe. (Ordinance requirement)

Submit a complete package of details or spec. sheets of all exterior lighting to Design Review staff for approval prior to issuance of building permits.

The site plan is to be approved by the Planning Division and recorded with the Maricopa County Recorder's Office prior to issuance of Building Permits. (Ordinance requirement)

Verify all comments by the Public Works Department, Development Services Department and Fire Department, given on the Preliminary Site Plan Review dated 11/13/98 and 02/05/99. Any comments which result in changes which affect Design Review Board approval of this project shall be reviewed and approved by staff prior to issuance of building permits.

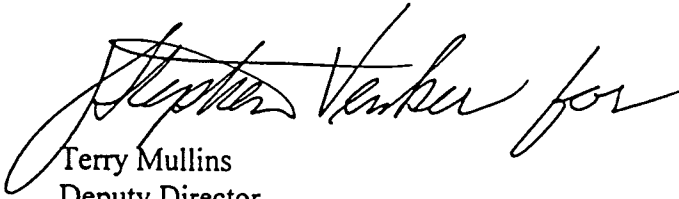
Details to be submitted and approved by staff prior to issuance of building permits.

This approval is based on compliance with the plans submitted as part of the application with such modifications as may be required by any conditions listed above. This Design Review approval is valid for one (1) year. In the event you desire to appeal the conditions of approval, you must submit an appeal letter to the Tempe City Clerk within fourteen (14) calendar days of the above hearing date. Identify the condition(s) upon which you are basing your appeal. A fee of \$300.00 payable to the Tempe Development Services Department is then required prior to scheduling for City Council action.

Your construction plans must still be submitted to and approved by the Development Services Department before a building permit may be issued. To initiate the plan review process for building permits, please submit four (4) complete sets of preliminary working drawings, including landscape plans and civil plans, plus two (2) additional sets of civil plans. The Development Services Permit Center staff will distribute the plans for review by Planning, Building Safety, and Engineering staff members.

If you have any questions please contact Sherri Roush, at 350-8331.

Sincerely,

A handwritten signature in cursive script, appearing to read "Terry Mullins for".

Terry Mullins
Deputy Director
Development Services Department

TM/cg

Enclosure

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